

Board Agenda Item
October 13, 2004

ADMINISTRATIVE - 1

Adoption of Minutes - September 29, 2004, Park Authority Board Meeting

ISSUE:

Approval of the minutes of the September 29, 2004, Park Authority Board meeting.

RECOMMENDATION:

The Park Authority Director recommends approval of the minutes of the September 29, 2004, Park Authority Board meeting.

TIMING:

Board action is requested on October 13, 2004.

FISCAL IMPACT:

None

ENCLOSED DOCUMENTS:

Attachment 1: Minutes of the September 29, 2004, Park Authority Board meeting

STAFF:

Michael A. Kane, Director
Timothy K. White, Deputy Director
Nancy L. Brumit, Administrative Assistant

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ADMINISTRATIVE - 2

Approve Request for Land Dedication for RZ/FDP 2004-LE-021, Buckman Road (Lee District)

ISSUE:

Approval of staff comments pertaining to the rezoning application for RZ/FDP 2004-LE-021, Buckman Road; located on Tax Maps: 101-2 ((5)) (2) 5-7, 8A, 8B, 9-15, 101-2 ((5)) (3) 1, 2A, 3A, 4-13, 101-2 ((1)) 22 and 24. The Development Plan shows 350 new proposed homes on approximately 15.7 acres.

RECOMMENDATION:

The Park Authority Director recommends approval of the following summary comments regarding RZ/FDP 2004-LE-021, Buckman Road:

- The Fairfax County Park Authority requests that the applicant construct and dedicate a new neighborhood park approximately 3 acres in size either onsite or at an alternative site within the area (Attachment 1).
- The applicant should provide at least \$579,980 worth of park and recreational facilities, a minimum of \$224,720 which should be used for developing facilities at a new public neighborhood park.
- The applicant should commit to providing a Phase I Archeological Survey (and additional studies as necessary) of the property to document the presence or absence of cultural resources.

(This item was reviewed by the Planning and Development Committee on October 6, 2004, and was approved for submission to the Park Authority Board.)

TIMING:

Board action is required on October 13, 2004. It is anticipated that the Planning Commission will be scheduling a hearing to review this case after December.

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BACKGROUND:

There is a significant deficit of parkland and recreation facilities in this area as acknowledged by the County Comprehensive Plan. The Plan cites the need for provision of new neighborhood park facilities in conjunction with new residential development. The proposal will add approximately 848 residents to the current population of the Lee Supervisory District. In order to offset the impact caused by the proposed development the applicant should provide \$579,980 worth of park and recreational facilities, of which at least \$224,720 should be used for the development of a new neighborhood park.

The attached map (Attachment 1) shows two alternative sites for the new neighborhood park based on the applicant's request of the Park Authority to consider an alternative location for the park on land he owns further south on Buckman Lane from the current rezoning site. Staff believes that either site would meet unmet park needs in the community and will proceed with negotiations with the applicant for a new park on one of the two sites subject to Park Authority Board approval of this item.

The proposed development is in the vicinity of a historic African American settlement as well as the location of a possible prehistoric site. The Park Authority requests that the applicant provide one copy of the Phase I Archaeology Survey to the Park Authority Resource Management Division within 30 days of the study or survey completion. If potentially significant archaeological resources are discovered, the developer should contract for Phase II testing, and if necessary, Phase III data recovery.

FISCAL IMPACT:

The costs of developing the new neighborhood park will be borne by the developer. Any maintenance costs will likely be commensurate with that of other neighborhood parks.

ENCLOSED DOCUMENTS:

Attachment 1: Vicinity Map

STAFF:

Michael A. Kane, Director

Timothy K. White, Deputy Director

Lynn S. Tadlock, Director, Planning and Development Division

Kirk Holley, Manager, Planning and Land Management Branch

Irish Grandfield, Supervisor, Planning and Land Management Branch

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ADMINISTRATIVE - 3

Approve Request for Land Dedication for PCA 86-C-029-10, Dulles Corner (Hunter Mill District)

ISSUE:

Approval of staff comments pertaining to the Proffer Condition Amendment application PCA 86-C-029-10, Dulles Corner; located on Tax Maps: 15-4((1)) 13 and 13B (Attachment 1). The Development Plan shows a proposed mixed-use community on approximately 33.41 acres including 470 new multi-family homes, two office buildings, and a hotel tower/hotel support building, and a park to include a baseball diamond.

RECOMMENDATION:

The Park Authority Director recommends approval of the following summary comments regarding PCA 86-C-029-10, Dulles Corner:

- The Fairfax County Park Authority requests that the applicant construct and dedicate a 6.7 acre park to include a full-sized 90' diamond field (350' outfield) with lights and irrigation.
- The applicant should develop a combination of private and public recreational facilities totaling at least \$779,402 onsite.
- The applicant should commit to providing a Phase I Archeological Survey of the property to document the presence or absence of cultural resources.

(This item was reviewed by the Planning and Development Committee on October 6, 2004, and was approved for submission to the Park Authority Board.)

TIMING:

Board action is requested on October 13, 2004. It is anticipated that the Planning Commission will be scheduling a hearing to review this case in October or November.

BACKGROUND:

There is a significant need for all types of parkland in Dulles Corridor area. The area is underserved by parkland as compared to other areas of the County. The 470 new homes on this site would add approximately 994 residents to the current population of the Hunter Mill District. Applying the recreational facility standards in the Park

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Authority's adopted Needs Assessment, this development generates the need for five acres of Neighborhood/Community parkland.

The applicant is providing two swimming pools, a community center with exercise facilities, and trails for the residents of the development. Staff recommends that applicant also provide a public park onsite to include a full-sized 350' lighted and irrigated baseball field (on Parcel A) and open space area (on Parcel B) to be dedicated to the Park Authority for park purposes (Attachment 2). Staff also recommends that the applicant construct an appropriate stream valley trail and dedicate lands within the Merrybrook Stream Valley east of Sunrise Valley Drive

This site was in an area settled by a dispersed black community that may date to the immediate post-Civil War period or earlier. The site should be subject to a thorough archival search for both owner and tenant occupation, followed by a tight interval (no greater than 20 feet) Phase I archaeological survey of the house and yard.

FISCAL IMPACT:

The costs of developing the new park will be borne by the developer. Any maintenance costs will likely be commensurate with that of other similar parks.

ENCLOSED DOCUMENTS:

Attachment 1: Vicinity Map

Attachment 2: Reduced Development Plan

STAFF:

Michael A. Kane, Director

Timothy K. White, Deputy Director

Lynn S. Tadlock, Director, Planning and Development Division

Kirk Holley, Manager, Planning and Land Management Branch

Irish Grandfield, Supervisor, Planning and Land Management Branch

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ADMINISTRATIVE - 4

Approve Request for Land Dedication for Subdivision Plan 4901-SD-02-1, Spring Hill Farm Land, LLC (Dranesville District)

ISSUE:

Approval of staff comments pertaining to the Subdivision Plan Development Application 4901-SD-02-1, Spring Hill Farm Land, LLC; located on Tax Map: 20-4 ((1)) 64A, 76, 76A adjacent to Bull Neck Stream Valley Park. The Subdivision Plan illustrates eighteen single family dwelling lots, two undeveloped out lots, and undeveloped Parcel 1 on approximately 25.51 acres.

RECOMMENDATION:

The Park Authority Director recommends approval of the following summary comments regarding Subdivision Plan 4901-SD-02-1, Spring Hill Farm Land, LLC:

- The Fairfax County Park Authority requests the applicant dedicate the southeast portion of the property identified as Parcel 1, approximately 5.23 acres, to the Park Authority as an addition to Bull Neck Stream Valley Park.
- The applicant should provide a 6-foot wide asphalt trail within Parcel 1 that connects the adjoining parts of Bull Neck Stream Valley Park.

(This item was reviewed by the Planning and Development Committee on October 6, 2004, and approved for submission to the Park Authority Board.)

TIMING:

Board action is requested on October 13, 2004. This date is the first Park Board Committee meeting following the Department of Public Works and Environmental Services review of the Subdivision Plan and will keep the plan review on schedule.

BACKGROUND:

This site is located adjacent to the Bull Neck Stream Valley Park. The Subdivision Plan locates Parcel 1 in the southeast part of the property. Bullneck Run meanders through Parcel 1 and flows through adjoining parts of Bull Neck Stream Valley Park. The subdivision plan indicates that Parcel 1 is to remain undeveloped and be dedicated to the home owners association. Parcel 1 should be dedicated to the Park Authority. Any

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debris or waste currently on Parcel 1 should be removed by the developer prior to dedication.

The adopted Countywide Trails Plan proposes a minor paved trail on Parcel 1 that is intended to parallel Bullneck Run. The applicant should construct a 6-foot wide asphalt trail on Parcel 1 that connects adjoining parts of Bull Neck Stream Valley Park. The applicant should continue working with the Park Authority's Trails Coordinator to determine the location of the minor paved trail.

FISCAL IMPACT:

It is anticipated that the additional 5.3 acres of undeveloped land and trail segment would have minimal fiscal impact.

ENCLOSED DOCUMENTS:

Attachment 1: Vicinity Map

Attachment 2: Overall Plan and Soils Map (Illustrates the area proposed to be dedicated to the Park Authority)

STAFF:

Michael A. Kane, Director

Timothy K. White, Deputy Director

Lynn S. Tadlock, Director, Planning and Development Division

Kirk Holley, Manager, Park Planning Branch

Don Heine, Planner III, Park Planning Branch

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ACTION - 1

Capital Improvement Program (FY 2006-FY 2010)

ISSUE:

Approval of the Capital Improvement Program (FY 2006-FY 2010) to be submitted to the Department of Management and Budget and the Department of Planning and Zoning.

RECOMMENDATION:

The Park Authority Director recommends Park Authority Board approval of the submission of the Capital Improvement Program (FY 2006-FY 2010) to the Department of Management and Budget and the Department of Planning and Zoning for their review. **(This item was reviewed by the Planning and Development Committee on October 6, 2004, and approved for submission to the Park Authority Board.)**

TIMING:

Board action is requested on October 13, 2004. The submission of the Capital Improvement Program (FY 2006-FY 2010) is due to the Department of Management and Budget and the Department of Planning and Zoning on October 15, 2004.

BACKGROUND:

On August 9, 2004, the Park Authority received the draft submission package for completing the Park Authority's Capital Improvement Program (CIP) (FY 2006-FY 2010) from Robert A. Stalzer, Deputy County Executive. Attached is the proposed schedule for submission and review of the CIP (Attachment 1).

As part of this CIP process, the county has adopted the Principles of Sound Capital Improvement Planning (Attachment 2). These principles will serve as the foundation for the CIP process, linking the process with the goals as articulated in the Policy Plan of the County Comprehensive Plan. The CIP will reflect not only the need for new facilities required to handle population increases but also incorporate planning and funding for maintenance, renewal and replacement of existing facilities. The principle of life cycle planning for all facilities is established with a commitment to invest in long-term infrastructure renewal and maintenance.

In conjunction with the Principles of Sound Capital Improvement Planning, the county also adopted Criteria for Recommending Future Capital Projects (Attachment 3). These

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criteria serve as a guide for evaluating and prioritizing future capital projects to be included in the CIP. The intent is to formalize and standardize the CIP process using current best practices and accepted standards while maintaining a degree of flexibility to meet unforeseen or immediate needs that may arise. Application of these criteria will ensure that each project recommended for consideration by the Board of Supervisors does support the policy objectives of the Comprehensive Plan and identifies a basis for scheduling and allocation of resources. The objective is to ensure that the CIP reflects not only what is needed and when, but also what is possible and a commitment for completion.

As part of the citizen-based Fairfax County Park Authority Needs Assessment process, the Park Authority Board adopted service standards for 21 core park and recreation facilities on June 25 and July 23, 2003. These standards represent countywide service level goals and allow for the projection of facility needs through 2013. On September 24, 2003, the Park Authority Board endorsed levels of contribution to each Countywide standard as a basis for its needs-based 10 Year CIP. These standards are to be included in a County Comprehensive Plan Amendment scheduled to be adopted by the Board of Supervisors in calendar year 2005.

Based on the results of the Needs Assessment, the Park Authority Board conducted a series of public hearings as well as received numerous letters and correspondence leading up to the preparation of the fall 2004 Park Bond Program package. As a result of workshops conducted in relation to the preparation of the bond program, the Park Authority Board approved the proposed program in the amount of \$65,000,000 on July 14, 2004. This program takes into account the identified near term needs while acknowledging the overall ten year capital needs of the Park Authority.

Based on the overall identified need of \$376,000,000 for the ten year capital program and the proposed funding in the amount of \$65,000,000 from the fall 2004 Park Bond Program, staff has included the difference of \$311,000,000 in the long range plan for submission as part of the county CIP over the next ten years. Staff has also included funding requests and cash flow requirements for the proposed park bond referendum in November 2008 in the amount of \$100,000,000 for land acquisition and park development and a funding request and cash flow requirement for a subsequent park bond referendum proposed for fall 2012 in the amount of \$100,000,000 for land acquisition and park development for a total of \$200,000,000 to help meet the identified need.

The main elements of this package to be included in the submission are the Fairfax County Park Authority Program Description (Attachment 4) and the Project Cost Summaries (Attachment 5).

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FISCAL IMPACT:

The Park Authority appropriation for the current fiscal year is \$34,165,204. This amount includes a current cash balance of \$20,245,204 and projected bond sales of \$13,920,000. All funds from the fall 1998 Park Bond Referendum in the amount of \$75,000,000 have been appropriated and are scheduled to be expended by the end of FY 2005. In addition, the Park Authority had \$20,000,000 approved as part of the fall 2002 Bond Referendum. As part of the FY 2003 Third Quarter Review, \$5,000,000 in Land Acquisition and \$5,000,000 in Development Funds for a total of \$10,000,000 of the fall 2002 Bond Referendum was appropriated at Third Quarter. In addition, \$10,000,000 in Land Acquisition was appropriated as part of the FY 2004 Adopted Budget. Therefore, the full complement of the \$20,000,000 from the fall 2002 Program has been appropriated and is also expected to be expended during FY 2005. If the fall 2004 Park Bond Referendum is successful, it is anticipated that the Park Authority would begin to request appropriation of these dollars as soon as FY 2005 Third Quarter Review, with an additional appropriation request in FY 2006.

ENCLOSED DOCUMENTS:

Attachment 1: The CIP Calendar
Attachment 2: Principles of Sound Capital Improvement Planning
Attachment 3: Criteria for Recommending Future Capital Projects
Attachment 4: Fairfax County Park Authority Program Description
Attachment 5: Project Cost Summaries

STAFF:

Michael A. Kane, Director
Timothy K. White, Deputy Director
Lynn S. Tadlock, Director, Planning and Development Division
Thaddeus Zavora, Manager, Financial Planning Branch
Michael Baird, Management Analyst, Financial Planning Branch

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ACTION - 2

Night Riding Pilot Program Proposal

ISSUE:

Approval of a pilot program to allow night riding on designated trails at Wakefield Park.

RECOMMENDATION:

The Park Authority Director recommends approval of the eight-month pilot program for night riding at Wakefield Park on designated days and times with the Mid-Atlantic Off-Road Enthusiasts (MORE) providing support through Mountain Bike Patrols. **(This item was reviewed by the Park Services Committee on October 6, 2004, and approved for submission to the Park Authority Board.)**

TIMING:

Action is requested on October 13, 2004, in order to permit the evaluation period to include the upcoming fall and winter seasons when need is the greatest.

BACKGROUND:

Night riding has been occurring at Wakefield Park and Lake Accotink Park as an advertised, organized ride of the Mid-Atlantic Off-Road Enthusiast (MORE) for, by our best records, the last ten years. It is unknown how many other independent night riders' use these two parks but staff feels the numbers are at least the same, if not greater than the organized rides. There are no known organized night rides in any other parks but staff is aware of random use at Riverbend and Lake Fairfax Parks. Although the activity has been recognized by staff at the Wakefield and Lake Accotink Parks as an activity that occurs, it has not been addressed as an issue until this time

On August 11, 2003, staff met with MORE, EX2Adventures, and Potomac Velo Club to address a variety of issues with bike races that occur at Wakefield on a permitted basis consistent with the Wakefield Trails Management Plan. At that time, staff notified the groups that night riding technically violated the hours of operation of parks since non-lit facilities close at dusk.

In October 2003 MORE submitted a proposal to allow night riding. The proposal emphasized the positives of night riding such as, less vagrancy and other illicit activities when there is an authorized presence and a positive, healthy activity for families and county residents. Additionally, they feel that night riding would be meeting the needs of

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a busy urban population, that there are fewer user conflicts because there are fewer users present at this time, and that there is a good history of safe riding in these areas (Attachment 1).

Between November 2003 and May 2004, a staff work team met to discuss the proposal and the need for night riding as a recreational service. All were in agreement that night riding could be an accepted activity in certain active parks such as Wakefield, but were reluctant to extend this activity to passive/conservation areas such as Lake Accotink. In addition, staff researched other jurisdictions' methods of handling night riding activities and considered ways to make night riding a revenue activity (Attachments 4 & 5).

Based on this review, staff recommends the implementation of a pilot program at Wakefield Park for night riding beginning October 15, 2004, through May 31, 2005. Night riding would be allowed at Wakefield Park on Mondays, Tuesdays, and Thursdays from dusk until 10:30 p.m. Night riding would be prohibited at all other times. All vehicles would be required to be off park grounds by the posted 11 p.m. closing of lighted facilities. Appropriate signage would be posted regarding the pilot program and the affected evenings.

Throughout the pilot time table staff will evaluate the program. The pilot program may be discontinued or modified at any point during the pilot should problems be identified. Upon completion of the pilot, staff will prepare a report to the Board with a recommendation for the future of the program. Complete details of the pilot program are listed in Attachment 3.

FISCAL IMPACT:

There is no fiscal impact for the night riding trial.

ENCLOSED DOCUMENTS:

- Attachment 1: MORE Night Riding Request
- Attachment 2: Night Riding Pros and Cons
- Attachment 3: Night Riding Proposal
- Attachment 4: What Other Jurisdictions Are Doing
- Attachment 5: Night Riding Revenue Opportunities

STAFF:

Michael A. Kane, Director
Timothy K. White, Deputy Director
Charles Bittenbring, Director, Park Services Division
Cindy Messinger, Director, Resource Management Division

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Cindy Walsh, Manager, RECenter Operations
Bill Hellwig, Manager, Audrey Moore RECenter
Richard Maple, Manager, Area 2, Park Operations
John Rutherford, Heritage Resource Specialist, Cultural Resource Protection
Jenny Pate, Park Planning Branch, Planning & Development

INFORMATION - 1

Wakefield Skate Park Update

The Wakefield Skate Park officially opened on Saturday, April 24, 2004. Over 600 people attended opening day and approximately 4,700 people have skated or biked the park since then. The heaviest participation for the facility was in the month of May. An interesting trend that staff has observed in participation is that if there is inclement weather during the day, participant numbers remain low for the rest of the day. The least popular session is the BMX session, often resulting in fewer than five participants, regardless of the time or day of the week.

A zip code survey was conducted from July 19 - September 7, 2004, and showed that over 70% of participants come from the following 8 areas: Springfield 19%, Annandale 16%, Fairfax 14%, Falls Church 6%, Vienna 5%, Alexandria 5%, McLean 4%, and Herndon 4%.

To address a large number of complaints from older skateboard and in-liners, staff followed the lead of other jurisdictions and worked with County Risk Management to modify the pad rules, giving participants 16 and older the option to use elbow and knee pads (helmets are still mandatory for all users).

In the first five months of the Wakefield Skate Park operation, staff has hosted several events to market the park. The events have attracted a variety of youth and adult user groups. Following the successful grand opening, the park welcomed its first wave of class participants and summer campers. On June 19, a Rock & Skate session was held featuring three local bands. On September 3, the Skate Park welcomed the "Bird House Team," a skateboard demonstration team sponsored and managed by Tony Hawk (the most famous skateboarder in the sport). The Skate Park catered to a different crowd on September 4, with a "Kids On Wheels" event. This event was opened up to children under six with big wheels and other things that roll and gave the park the opportunity to grow future interest for this age group. The next planned event is a skateboard competition on October 2, 2004, in collaboration with Asylum and Scalp Clothing.

Since its grand opening, Wakefield Skate Park has worked hard to operate on a financially self-sustaining basis. For the first four months of operation (April 24 to August 31) net revenue was \$4,043 or 104%. Total revenue from opening to August 31 was \$89,328 and expenses were \$85,285. This includes camps, passes, rentals, sales and general admissions. Inclement weather impacted revenue as the Skate Park was closed 46 of 129 days (36%). In an effort to increase revenue and offer a new service

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for the skaters, an ice cream machine was installed in June at the Skate Park building and has been a popular attraction. Also, vending machines were moved outdoors near the Skate Park to serve the skaters and outdoor park users. **(This item was reviewed by the Park Services Committee on October 6, 2004, and approved for submission to the Park Authority Board.)**

ENCLOSED DOCUMENTS:

None

STAFF:

Michael A. Kane, Director

Timothy K. White, Deputy Director

Charles Bittenbring, Director, Park Services Division

Cindy Walsh, RECenter Operations Manager, Park Services Division

Bill Hellwig, Manager, Audrey Moore RECenter

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INFORMATION - 2

Park Authority Board Meeting Schedule - January to December 2005

Unless otherwise directed by the Park Authority Board, the following dates will be published as the regular meeting schedule for 2005.

January	12 and 26
February	9 and 23
March	9 and 23
April	13 and 27
May	11 and 25
June	8 and 22
July	13 and 27
August	Recess
September	14 and 28
October	12 and 26
November	9*
December	14*

*The second meeting in the November and December 2005 could be reinstated if necessary.

ENCLOSED DOCUMENTS:
None

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Michael A. Kane, Director

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Nancy L. Brumit, Administrative Assistant